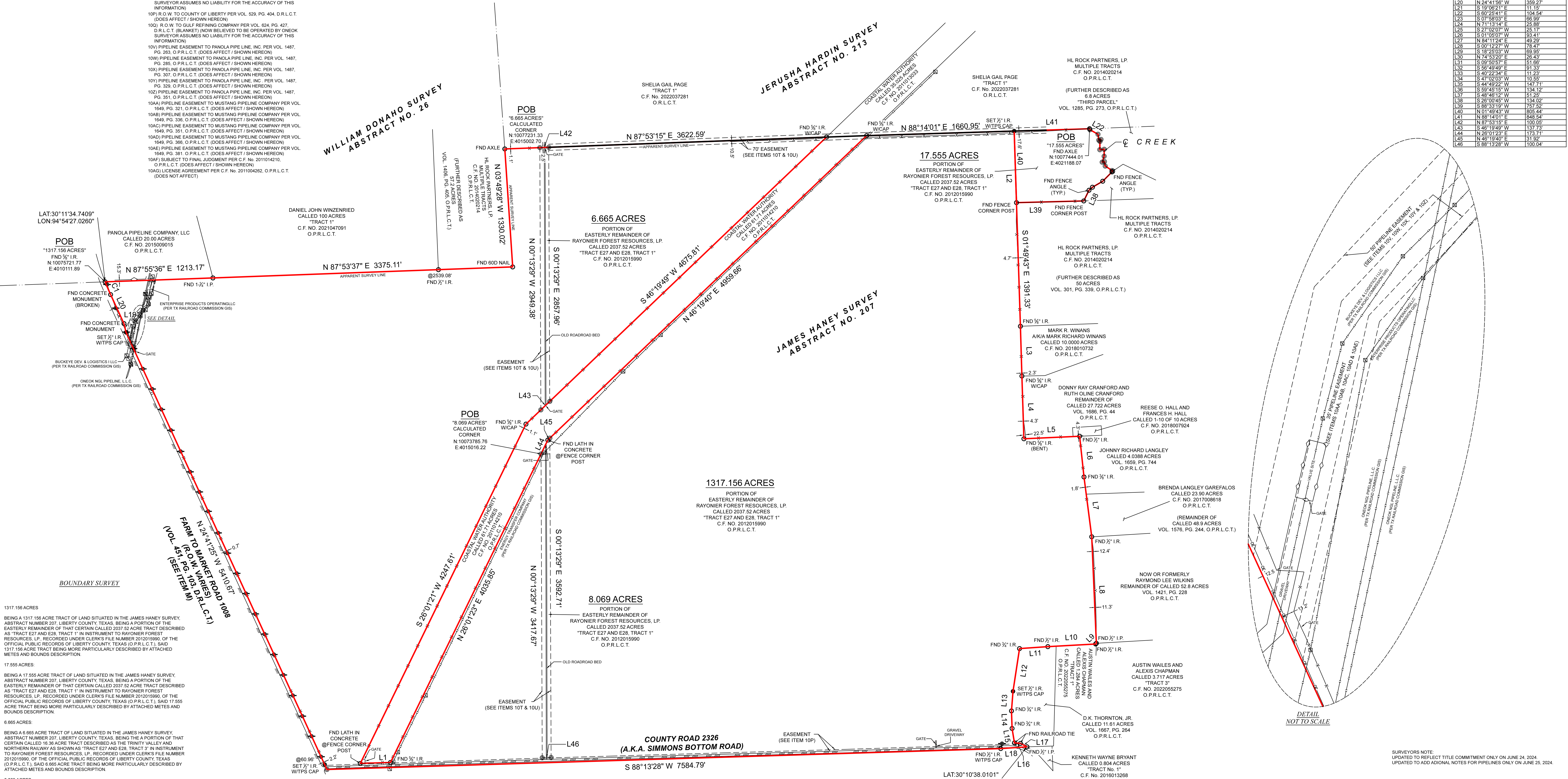


SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY STEWART TITLE GUARANTY COMPANY  
G.F. NO. 202203781 - CP  
EFFECTIVE DATE: MARCH 12, 2024

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10J) R.O.W. TO MAGNOLIA PETROLEUM COMPANY PER VOL. 39, PG. 173, D.R.L.C.T. (BLANKET) (NOW BELIEVED TO BE OPERATED BY BUCKEYE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION)
- 10K) R.O.W. TO MAGNOLIA PETROLEUM COMPANY PER VOL. 37, PG. 68, D.R.L.C.T. (BLANKET) (NOW BELIEVED TO BE OPERATED BY BUCKEYE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION)
- 10L) R.O.W. TO MAGNOLIA PETROLEUM CO. PER VOL. 38, PG. 50, D.R.L.C.T. (BLANKET) (NOW BELIEVED TO BE OPERATED BY BUCKEYE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION)
- 10M) R.O.W. STATE OF TEXAS PER VOL. 451, PG. 103, D.R.L.C.T. (DEED IS FOR FM 1008)
- 10N) R.O.W. TO GULF REFINING COMPANY PER VOL. 455, PG. 31, D.R.L.C.T. (BLANKET) (NOW BELIEVED TO BE OPERATED BY ONEOK SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION)
- 10P) R.O.W. TO COUNTY OF LIBERTY PER VOL. 529, PG. 404, D.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10Q) R.O.W. TO GULF REFINING COMPANY PER VOL. 624, PG. 427, D.R.L.C.T. (BLANKET) (NOW BELIEVED TO BE OPERATED BY ONEOK SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION)
- 10V) PIPELINE EASEMENT TO PANOLA PIPE LINE, INC. PER VOL. 1487, PG. 263, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10W) PIPELINE EASEMENT TO PANOLA PIPE LINE, INC. PER VOL. 1487, PG. 285, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10X) PIPELINE EASEMENT TO PANOLA PIPE LINE, INC. PER VOL. 1487, PG. 307, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10Y) PIPELINE EASEMENT TO PANOLA PIPE LINE, INC. PER VOL. 1487, PG. 329, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10Z) PIPELINE EASEMENT TO PANOLA PIPE LINE, INC. PER VOL. 1487, PG. 351, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10AA) PIPELINE EASEMENT TO MUSTANG PIPELINE COMPANY PER VOL. 1649, PG. 321, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10AB) PIPELINE EASEMENT TO MUSTANG PIPELINE COMPANY PER VOL. 1649, PG. 338, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10AC) PIPELINE EASEMENT TO MUSTANG PIPELINE COMPANY PER VOL. 1649, PG. 350, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10AD) PIPELINE EASEMENT TO MUSTANG PIPELINE COMPANY PER VOL. 1649, PG. 381, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10AF) SUBJECT TO FINAL JUDGMENT PER C.F. NO. 201104210, O.P.R.L.C.T. (DOES AFFECT / SHOWN HEREON)
- 10AG) LICENSE AGREEMENT PER C.F. NO. 2011004262, O.P.R.L.C.T. (DOES NOT AFFECT)



**BOUNDARY SURVEY**

1317.156 ACRES  
BEING A 1317.156 ACRE TRACT OF LAND SITUATED IN THE JAMES HANEY SURVEY, ABSTRACT NUMBER 207, LIBERTY COUNTY, TEXAS, BEING A PORTION OF THE EASTERLY REMAINDER OF THAT CERTAIN CALLED 2037.52 ACRE TRACT DESCRIBED AS TRACT E27 AND E28, TRACT 1" IN INSTRUMENT TO RAYONIER FOREST RESOURCES, LP, RECORDED UNDER CLERK'S FILE NUMBER 2012015990, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 1317.156 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

17,555 ACRES  
BEING A 17,555 ACRE TRACT OF LAND SITUATED IN THE JAMES HANEY SURVEY, ABSTRACT NUMBER 207, LIBERTY COUNTY, TEXAS, BEING A PORTION OF THE EASTERLY REMAINDER OF THAT CERTAIN CALLED 2037.52 ACRE TRACT DESCRIBED AS TRACT E27 AND E28, TRACT 1" IN INSTRUMENT TO RAYONIER FOREST RESOURCES, LP, RECORDED UNDER CLERK'S FILE NUMBER 2012015990, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 17,555 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

6,665 ACRES  
BEING A 6,665 ACRE TRACT OF LAND SITUATED IN THE JAMES HANEY SURVEY, ABSTRACT NUMBER 207, LIBERTY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 16.36 ACRE TRACT DESCRIBED AS THE TRINITY VALLEY AND NORTHERN RAILWAY AS SHOWN AS TRACT E27 AND E28, TRACT 3" IN INSTRUMENT TO RAYONIER FOREST RESOURCES, LP, RECORDED UNDER CLERK'S FILE NUMBER 2012015990, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 6,665 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

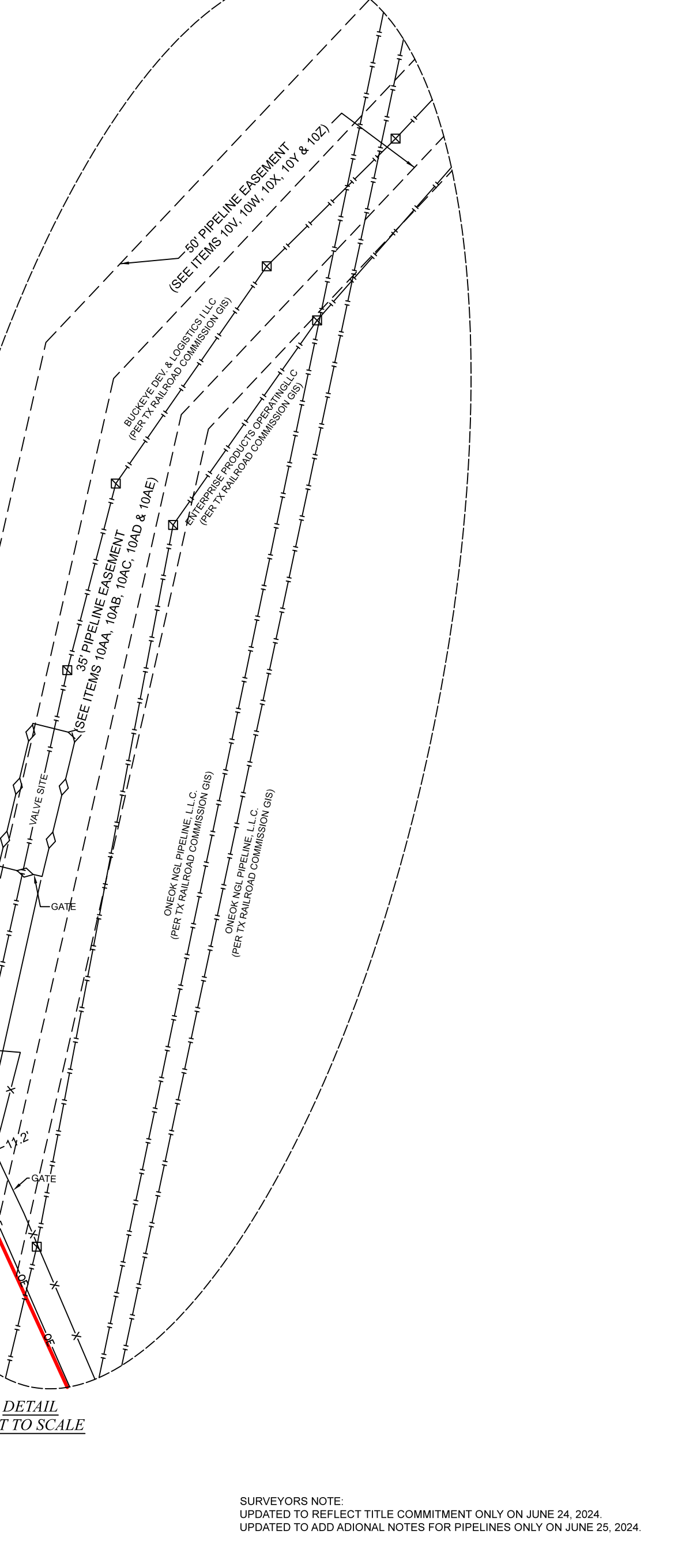
8,069 ACRES  
BEING A 8,069 ACRE TRACT OF LAND SITUATED IN THE JAMES HANEY SURVEY, ABSTRACT NUMBER 207, LIBERTY COUNTY, TEXAS, BEING THE A PORTION OF THAT CERTAIN CALLED 16.36 ACRE TRACT DESCRIBED AS THE TRINITY VALLEY AND NORTHERN RAILWAY AS SHOWN AS TRACT E27 AND E28, TRACT 3" IN INSTRUMENT TO RAYONIER FOREST RESOURCES, LP, RECORDED UNDER CLERK'S FILE NUMBER 2012015990, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 8,069 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

17,555 ACRES  
BEING A 17,555 ACRE TRACT OF LAND SITUATED IN THE JAMES HANEY SURVEY, ABSTRACT NUMBER 207, LIBERTY COUNTY, TEXAS, BEING A PORTION OF THE EASTERLY REMAINDER OF THAT CERTAIN CALLED 2037.52 ACRE TRACT DESCRIBED AS TRACT E27 AND E28, TRACT 1" IN INSTRUMENT TO RAYONIER FOREST RESOURCES, LP, RECORDED UNDER CLERK'S FILE NUMBER 2012015990, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 17,555 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2794.79	155.91	155.89	N 23° 12' 14" W	3° 11' 47"

LINE	BEARING	DISTANCE
L1	N 88° 13' 28" E	539.10
L2	S 01° 49' 43" E	805.44
L3	S 01° 49' 43" E	560.34
L4	S 01° 49' 43" E	705.87
L5	N 87° 24' 05" E	627.48
L6	S 09° 58' 18" E	460.80
L7	S 07° 23' 07" E	678.17
L8	S 02° 28' 49" E	1199.37
L9	S 03° 39' 25" W	111.50
L10	S 86° 51' 11" W	538.81
L11	S 86° 05' 21" W	219.04
L12	S 08° 40' 13" W	488.37
L13	S 04° 28' 10" W	221.09
L14	S 01° 56' 08" E	197.47
L15	S 02° 17' 48" E	164.34
L16	S 84° 59' 04" E	67.94
L17	S 82° 05' 01" E	82.47
L18	S 86° 12' 21" W	256.77
L19	N 13° 22' 49" W	101.98
L20	N 24° 41' 56" W	359.27
L21	S 19° 02' 11" E	11.15
L22	S 80° 25' 41" E	104.54
L23	S 07° 58' 03" E	86.89
L24	N 11° 13' 14" E	25.88
L25	S 27° 02' 07" W	25.17
L26	S 01° 05' 07" W	83.41
L27	N 84° 11' 24" E	49.29
L28	S 00° 12' 27" W	78.47
L29	S 82° 30' 33" W	89.95
L30	N 14° 53' 23" W	29.43
L31	S 09° 50' 57" E	51.66
L32	S 89° 49' 49" E	97.33
L33	S 40° 22' 34" E	11.23
L34	S 47° 02' 03" W	10.55
L35	S 44° 59' 22" W	147.71
L36	S 59° 45' 15" W	134.12
L37	S 48° 46' 12" W	51.25
L38	S 28° 07' 04" E	134.02
L39	S 88° 33' 19" W	757.52
L40	N 01° 49' 43" E	805.44
L41	N 88° 13' 28" E	539.10
L42	N 87° 53' 15" E	3622.59
L43	S 45° 19' 40" W	4875.81
L44	N 20° 01' 21" W	2427.81
L45	N 20° 01' 28" E	4035.85
L46	N 00° 13' 29" W	2919.38
L47	S 00° 13' 29" E	2857.86
L48	S 00° 13' 29" E	3592.71
L49	N 00° 13' 29" W	3417.67
L50	S 28° 01' 21" W	2427.81
L51	N 20° 01' 28" E	4035.85
L52	N 00° 13' 29" W	2919.38
L53	S 00° 13' 29" E	2857.86
L54	S 00° 13' 29" E	3592.71
L55	N 00° 13' 29" W	3417.67
L56	S 28° 01' 21" W	2427.81
L57	N 20° 01' 28" E	4035.85
L58	N 00° 13' 29" W	2919.38
L59	S 00° 13' 29" E	2857.86
L60	S 00° 13' 29" E	3592.71
L61	N 00° 13' 29" W	3417.67
L62	S 28° 01' 21" W	2427.81
L63	N 20° 01' 28" E	4035.85
L64	N 00° 13' 29" W	2919.38
L65	S 00° 13' 29" E	2857.86
L66	S 00° 13' 29" E	3592.71
L67	N 00° 13' 29" W	3417.67
L68	S 28° 01' 21" W	2427.81
L69	N 20° 01' 28" E	4035.85
L70	N 00° 13' 29" W	2919.38
L71	S 00° 13' 29" E	2857.86
L72	S 00° 13' 29" E	3592.71
L73	N 00° 13' 29" W	3417.67
L74	S 28° 01' 21" W	2427.81
L75	N 20° 01' 28" E	4035.85
L76	N 00° 13' 29" W	2919.38
L77	S 00° 13' 29" E	2857.86
L78	S 00° 13' 29" E	3592.71
L79	N 00° 13' 29" W	3417.67
L80	S 28° 01' 21" W	2427.81
L81	N 20° 01' 28" E	4035.85
L82	N 00° 13' 29" W	2919.38
L83	S 00° 13' 29" E	2857.86
L84	S 00° 13' 29" E	3592.71
L85	N 00° 13' 29" W	3417.67
L86	S 28° 01' 21" W	2427.81
L87	N 20° 01' 28" E	4035.85
L88	N 00° 13' 29" W	2919.38
L89	S 00° 13' 29" E	2857.86
L90	S 00° 13' 29" E	3592.71
L91	N 00° 13' 29" W	3417.67
L92	S 28° 01' 21" W	2427.81
L93	N 20° 01' 28" E	4035.85
L94	N 00° 13' 29" W	2919.38
L95	S 00° 13' 29" E	2857.86
L96	S 00° 13' 29" E	3592.71
L97	N 00° 13' 29" W	3417.67
L98	S 28° 01' 21" W	2427.81
L99	N 20° 01' 28" E	4035.85
L100	N 00° 13' 29" W	2919.38



**DETAIL NOT TO SCALE**

SURVEYOR'S NOTE  
UPDATED TO REFLECT TITLE COMMITMENT ONLY ON JUNE 24, 2024.  
UPDATED TO ADD ADDITIONAL NOTES FOR PIPELINES ONLY ON JUNE 25, 2024.

THE UNDERSIGNED DOES HEREBY CERTIFY TO FOUR PARTNERS, LTD., THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO VISIBLE DISCREPANCIES, DEED LINE CONFLICTS, PROTRUSIONS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS FRONTAGE ON A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THOMAS A. McINTYRE  
Registered Professional Land Surveyor No. 6921

**TEXAS PROFESSIONAL SURVEYING**  
3023 N. Austin, Conroe, Texas 77385  
Ph: 281.756.7447 Fax: 281.756.7448  
www.surveyingpros.com  
File No. 000300

PROJECT	35160
FIELD DATE	11-29-2023
DRAWN BY	TNR
CHECKED BY	MJW
FIELD CREW	290
REV 1	6/24/2024 TITLE
REV 2	6/25/2024 PIPELINE STATEMENTS
REV 3	
REV 4	

PURCHASER ..... FOUR PARTNERS, LTD.  
ADDRESS ..... FARM TO MARKET ROAD 1008, DAYTON, TX, 77535  
SURVEY ..... JAMES HANEY, A-207  
SUBJECT ..... 1317.156 ACRES & 17,555 ACRES  
COUNTY ..... LIBERTY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NOS. 48291C0300D & 48291C0325D, BOTH HAVING AN EFFECTIVE DATE OF 1-18-2018.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET AND BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

